



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE August 5, 2005 EFFECTIVE DATE August 19, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Kay Williams	FILE NO. DRC2004-00202
SUBJECT Request by Kay Williams for a Minor Use Permit to allow the placement of a pre 1976 mobile home. Additionally, the applicant is requesting a waiver of the exterior design standards required by Section 22.30.450(E) of the county code for siding, roof material and roof overhangs. The project will result in the site disturbance of 1500 square feet on a 200+ acre parcel. The proposed project is within the Agriculture land use category and is located at 111 E. El Campo Road approximately one mile south of the El Campo Road intersection with Highway 101 and the City of Arroyo Grande. The site is in the South County (Inland) Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00202 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on July 15, 2005.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Flood Hazard	ASSESSOR PARCEL NUMBER 075-081-005	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: 22.10.090 Height Limitations. 22.10.140 Setbacks. 22.30.450 Residential Mobile Homes. Does the project conform to the Land Use Ordinance Standards: Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on August 19, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Single-family residence, agricultural accessory buildings			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture / rangeland East: Agriculture / Highway 101 South: Agriculture / residence and rangeland West: Agriculture / nursery operations			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Ag Commissioner, Cal Trans, City of Arroyo Grande	
TOPOGRAPHY: Nearly level to moderately sloping	VEGETATION: Grasses, oaks
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: June 7, 2005

DISCUSSION

PLANNING AREA STANDARDS:

The project is within the Agriculture land use category in the South County (Inland) Planning Area. No Planning Area Standards for this site apply.

LAND USE ORDINANCE STANDARDS:

Project conforms to Land Use Ordinance standards as follows:

- Height Limitations - LUO Title 22 Article 3 establishes the following building height limitation: 35 feet maximum. The Land Use Permit shall be conditioned for conformance with height limitation requirement.
- 22.10.140 Setbacks - LUO Title 22 Article 3 establishes the following minimum setbacks for this structure: 25 feet from front property line, 30 feet from side property lines, and 30 feet from rear property line. The project, as conditioned, conforms with all setback requirements.
- 22.30.450 Residential Mobile Homes - Land Use Permit shall be conditioned for conformance with all residential mobile home requirements, with the following adjustments:

Requested Adjustment - The standard pertaining to certification of mobile homes under the National Manufactured Housing Construction and Safety Act of 1974 is to be adjusted by Review Authority pursuant to LUO Section 22.30.450, in order to allow a mobile home constructed prior to 1976.

Requested Adjustment - The exterior design standard pertaining to roof overhang of not less than one foot and the requirements for siding and roofing materials are to be waived by Review Authority pursuant to LUO Section 22.30.450. Because the mobile home will be located on a 200+ acre parcel in a sparsely populated area with no visibility from adjacent public views. The characteristics specific to the area and the site make the exterior design standards less important in terms of visual compatibility with the neighborhood and therefore the standards are unnecessary.

AGENCY REVIEW:

Public Works – Recommend approval. New driveway requires an encroachment permit. South County Road fees will be due.

Agricultural Commissioner – No concerns.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Brian Pedrotti and reviewed by Kami Griffin

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project is considered new construction of limited small new facilities that will not cause a significant impact to the environment.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on El Campo Road, a collector road constructed to a level able to handle any additional traffic associated with the project
- G. Waiver of the mobilehome exterior design standards for siding material, roofing material and roof overhangs required by Land Use Ordinance Section 22.30.450.E is justified Because the mobile home will be located on a 200+ acre parcel in a sparsely populated area with no visibility from adjacent public views. The characteristics specific to the area and the site make the exterior design standards less important in terms of visual compatibility with the neighborhood and therefore the standards are unnecessary.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. A request by Kay Williams for a Minor Use Permit to allow the placement of a pre 1976 mobile home. Additionally, this permit authorizes a waiver of the exterior design standards required by section 22.30.450(E) of the county code for siding, roof material and roof overhangs.
 - b. maximum height is 35 from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Services

3. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
4. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

5. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

6. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
7. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

8. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work

progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

9. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

10.11.17

VICINITY

THE NEW YORK PUBLIC LIBRARY

[illegible]

EXPLOSION
MOBILE
30" x 60"

EX CARS
1000 UNIDENTIFIED

—A RECAPITULATION—

$\cdot (x^2)$

2015
2016
2017

Williams Project
111 East El Campo

075-081-005 Brady Lane

Proposed Mobile Home
1976 Model Gold Medal mobile home

24 x 80 feet (1440 sq. ft.)
Permanent foundation required (see attached tie down and foundation plan)
Model #: MC1641-MC1642 License 6292 21 Gold Medal

Max hl. 12'
Modeling home has 3 bedrooms, 2 baths.

1200 gallon septic tank to be provided with 6" leach line (see drawing) (NCH).

Propane gas to be installed to serve dwelling.

4271 54

Amy Henty Design
480 Rm Rock Road
Nipomo, CA 93444
(805) 489-5217



BP
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

MAR 29 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

3/28/05

FROM

PW

FROM
L/C

South Co. Team

(Please direct response to the above)

Williams

DRC2004-00202

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: MUP → move Pre 1976 mobile home
to new location off Brady Lane. MH - 1440 SF.
APN: 075 - 081 - 005. +/- 200 acres. Arroyo Grande.

Return this letter with your comments attached no later than:

4/14/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND Approval - NEW DRIVEWAY requires an Encroachment
Permit. So Co Road Fees will be due.

19 April 2005
Date

Goodwin
Name

5252
Phone

Amy Henry Design

480 Rim Rock Road, Nipomo, CA 93444
(805) 489-5277 office/fax

July 5, 2005

**Brian Pedrotti
San Luis Obispo County Building and Planning Department
County Gov't Center
San Luis Obispo, CA 93401**

**RE: Williams MUP DRC 2004-00202
111 East El Campo, Arroyo Grande**

Regarding the minor use permit above, we are requesting a waiver of the exterior design standards for this project, as req'd by Section 22.30.450 E of the Land Use Ordinance.

Please contact me if you have any questions regarding this request.

Sincerely,

Amy Henry
Agent for Kay Williams

Cc: Kay Williams